

PW Legal Description 2017-Dedication-0000089-001

A parcel of land conveyed by Quit Claim Deed to the City & County of Denver, recorded on the 1st of November 1971 in Book 404 Page 439 in the City and County of Denver Clerk & Recorder's Office. Said parcel is located in the Northwest 1/4 of Section 19, Township 3 South, Range 68 West of the Sixth Principal Meridian, City and County of Denver, State of Colorado, being more particularly described as follows:

Beginning at the southwest corner of Lot 24, Block 25, Blocks 1 – 40 both Inclusive "Berkeley"; thence northerly on the west line of said Lot to the northwest corner thereof; thence easterly on the north line of said Lot 24, 1.5 feet; thence southeasterly on a curve, convex to the southwest with a radius of 25 feet a central angle of $90^{\circ} 01'$, an arc distance of 39.28 feet, more or less, to a point on the south line of said Lot 24; thence westerly on the south line of said Lot 24 to the point of beginning.